

APPROVED MINUTES AUGUST 3, 2005
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 9/6/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA			X
KURT SCHRAM	X		
JONATHAN HOUCK	X		
COUNCILMEMBER ELLEN HARRIMAN	X		

OTHERS PRESENT: DIRECTOR STEVE WESTBAY, PLANNER KIM ANTONUCCI, PLANNING TECHNICIAN ANDIE RUGGERA, RICHARD KARAS, HEIDI FINN, MARK LUCAS, SARAH PHIPPS, LISA DAWSON, MIKE DAWSON, CAMILLE FALK, TODD WALKER, BILL YOUNG, MICHELE SEWOLT, AND OTHER CONCERNED CITIZENS.

- I. CALL TO ORDER AT 7:00PM BY CHAIR LOTHAMER
- II. PLEDGE OF ALLEGIANCE TO THE FLAG
- III. PUBLIC HEARING CONTINUED AND POSSIBLE RECOMMENDATION; SAGE MOUNTAIN SCHOOL, CU 05-5 – CONDITIONAL USE TO OPERATE A SCHOOL IN A TEMPORARY LOCATION; 123 N BOULEVARD

The public hearing was opened at approximately 7:03pm.

Proof of publication was shown for the record.

A letter from Keith Brennise, dated July 28, 2005, expressing his concerns was entered into record.

Director Westbay discussed building code requirements of fire protection, means of egress, accessibility, mechanical, plumbing and electrical.

Mark Lucas, representing the applicant, stated they are willing and anxious to meet the Code requirements and work with the City.

Heidi Finn – Interim Director

Ms. Finn gave the Commission documents of support. The following documents were entered into the record:

- Letter of support from Gifford Jauregui, dated August 2, 2005
- Letter of support from Janice Welborn-Downing, dated August 3, 2005
- Letter of support from Dorothy Bukowski, dated August 3, 2005
- Letter of support from Susan Gore, dated July 27, 2005
- Alterations and additions agreement from Elizabeth Marcue
- Crossing Guard sign-up sheet

A letter, dated August 2, 2005, was submitted to the Community Development Department, from Captain Robinson of the Police Department, regarding school zone posting. The letter indicated the conditional use would qualify for a school zone posting; however, Robinson recommended not posting or enforcing a speed reduction in the area at this time. The letter also mentioned the Police Department will monitor the vehicle and pedestrian flows in the area and if safety becomes a concern the school zone can be posted at that time. There was discussion on the comments from Captain Robinson and Commissioner Seitz stated he was not comfortable with those comments and that he doesn't understand waiting until something happens. Seitz stated he was glad to see the school pursue a crossing guard. Director Westbay stated the new Police Chief Greg Anderson starts on August 4th and the school zone posting will be discussed with Chief Anderson.

The public hearing was closed at 7:20p.m.

Commissioner Schram moved to approve CU 05-5, Sage Mountain School, with the following eight findings and five conditions:

FINDINGS OF FACT

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the *City of Gunnison Land Development Code, Update to the Transportation Element of the City Master Plan* (April 2000); and the *City of Gunnison Master Plan Volumes I and II* (1994).
2. The Planning and Zoning Commission finds that the application requests the temporary operation of a school in the Professional Business (B1) zone and enrollment will not exceed 20 students.
3. The Planning and Zoning Commission finds that surrounding property is a mixture of commercial and residential uses.

4. The Planning & Zoning Commission finds that the use requires four to five on-site parking spaces.
5. The Planning and Zoning Commission finds that the traffic circulation efficiency on Virginia Avenue will be reduced as a result of this use.
6. The Planning and Zoning Commission finds that school functions will likely require visitors to park on rights-of-way in the neighborhood.
7. The Planning & Zoning Commission further finds that Building Code issues are problematic and need to be fully resolved prior to the operation of this school.
8. The Planning and Zoning Commission finds that one merchant with a liquor license is within 500 feet of the school and this license will not be affected by the proposed use. The Planning and Zoning Commission further finds that additional liquor licenses may not be approved within 500 feet of the school site.

CONDITIONS

1. Approval of this conditional use shall be effective exclusively for the Sage Mountain School LLC and may not be transferred to another school proprietor.
2. This conditional use approval shall expire on June 15, 2006.
3. All relevant provisions of the International Building Code (2003), as determined by the City Building Official, shall be adhered to prior to occupancy of this structure by the school.
4. The applicant shall provide two (2) on-site parking spaces.
5. The Community Development Director may remand this application back to the Planning and Zoning Commission if impacts such as excessive noise, excessive on street parking or other consequences from the school operation are found to be affecting neighbors or the community.

Commissioner Houck seconded the motion.

Roll Call Yes: Seitz, Harvey, Lothamer, Ellen, Houck, and Schram

Roll Call No: None

Motion Carried

VI. CONSIDERATION OF CANCELLING THE AUGUST 10, 2005 REGULAR MEETING

Commissioner Harriman moved to cancel the August 10, 2005 regular meeting.

Commissioner Schram seconded the motion.

Roll Call Yes: Seitz, Lothamer, Ellen, Houck, Schram, and Harvey

Roll Call No: None

Motion Carried

VII. COMMISSIONER COMMENTS

Commissioner Seitz moved to excuse Commissioner Beda for his absence due to a back injury. Commissioner Harriman seconded the motion.

Roll Call Yes Lothamer, Ellen, Houck, Schram, Harvey, and Seitz

Roll Call No: None

Motion Carried

VII. ADJOURNED at approximately 7:45 pm.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary